

**LOWER COMO CREEK DRAINAGE IMPROVEMENTS
PARCEL NO. 1 PE
CITY PROJECT NO. 01605
DRISKELL BOULEVARD
SAMUEL C. INMAN SURVEY, ABSTRACT No. 824**

EXHIBIT "A"

Being a permanent drainage easement situated in the Samuel C. Inman Survey, Abstract No. 824, City of Fort Worth, Tarrant County, Texas, said permanent drainage easement being a portion of the remainder of a 14.161 acre tract of land (by deed) deeded to Joe Driskell and Company as recorded in Volume 3400, Page 344 of the Deed Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the northwest corner of Lot 1, Block 1 of First United Services Addition, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 388-142, Page 82 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being an apparent exterior ell corner in the west line of said 14.161 acre tract of land, said 5/8 inch iron rod with cap stamped "Carter & Burgess" being the northeast corner of Lot 26, Block No. 89 of Chamberlin Arlington Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 44 of said Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "Carter & Burgess" also being in the south line of a 16.0' Alley as shown on said plat of Chamberlin Arlington Heights; **THENCE** North 89 degrees 58 minutes 18 seconds East, with the west line of said 14.161 acre tract of land, with the north line of said Lot 1 and with the south line of said 16.0' Alley, a distance of 9.56 feet to a point for the southeast corner of said 16.0' alley; **THENCE** South 89 degrees 24 minutes 50 seconds East, with the westerly line of said 14.161 acre tract of land and with the north line of said Lot 1, a distance of 147.24 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement;

THENCE North 44 degrees 13 minutes 53 seconds West, a distance of 10.82 feet to a point for corner;

THENCE North 11 degrees 39 minutes 06 seconds West, a distance of 101.97 feet to a point for corner;

THENCE North 30 degrees 38 minutes 36 seconds West, a distance of 63.46 feet to a point for corner;

THENCE North 58 degrees 29 minutes 37 seconds East, a distance of 37.02 feet to a point for corner in the westerly line of Lot 27, Block 12 of Sunset Heights South Section 2, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded Volume 388-22, Page 43 of said Plat Records of Tarrant County, Texas;

THENCE South 18 degrees 27 minutes 23 seconds East, with the westerly line of said Block 12, a distance of 191.76 feet to an angle point in the westerly line of said 14.161 acre tract of land, said point being the northeast corner of said Lot 1, said point also being an angle point in the in the westerly line of Lot 25 of said Block 12, from which a 1/2 inch iron rod found for corner in the northeast line of said Lot 25 bears South 34 degrees 02 minutes 04 seconds East, a distance of 31.00 feet, North 44 degrees 56 minutes 10 seconds East, a distance of 134.41 feet and North 49 degrees 11 minutes 10 seconds West, a distance of 9.47 feet, said 1/2 inch iron rod also being in the westerly right-of-way line of Driskell Boulevard (an 80.0' right-of-way);

THENCE North 89 degrees 24 minutes 50 seconds West, with the westerly line of said 14.161 acre tract of land and with the north line of said Lot 1, a distance of 31.78 feet to the **POINT OF BEGINNING** and containing 5,351 square feet or 0.123 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: April 22, 2014(REV1)



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900

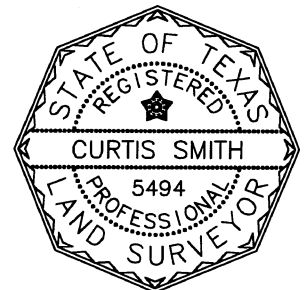
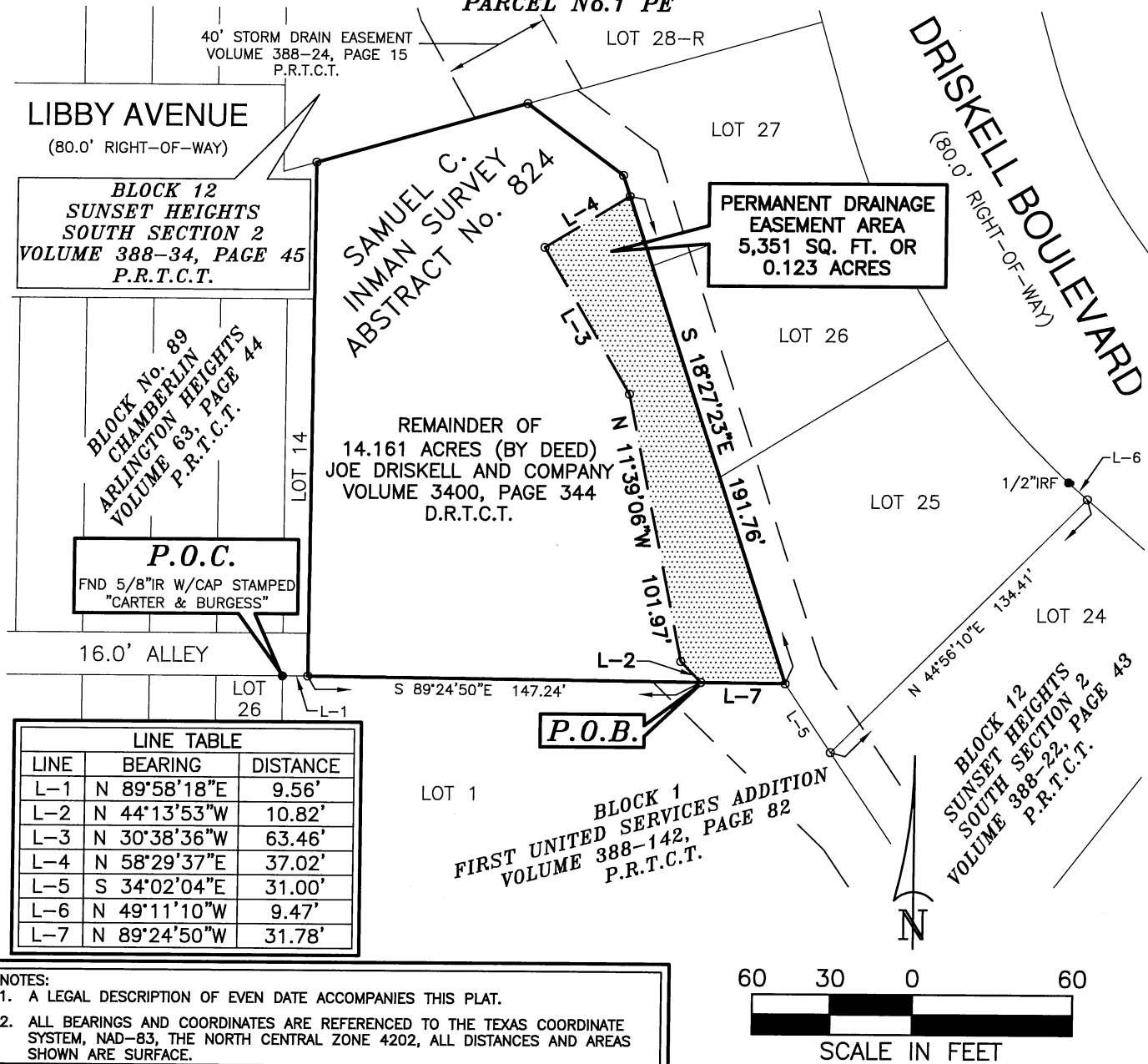


EXHIBIT "B"

PARCEL No.1 PE



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING

PERMANENT DRAINAGE EASEMENT
OUT OF A

14.161 ACRE TRACT OF LAND (BY DEED)

SITUATED IN THE

SAMUEL C. INMAN SURVEY, ABSTRACT No. 824
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AS RECORDED IN

VOLUME 3400, PAGE 344
DEED RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: LOWER COMO CREEK DRAINAGE IMPROVEMENTS CITY PROJ. NO. 01605

DRAINAGE EASEMENT AREA: 5,351 SQUARE FEET OR 0.123 ACRES

JOB No. DEOT1102.00

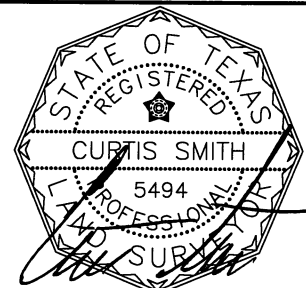
DRAWN BY: JCE

CAD FILE: DEOT_1102.00_1PE_R01.DWG

DATE: APRIL 22, 2014(REV1)

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768